

Solon Township Board  
Regular Meeting  
Thursday, September 8, 2022 7:00 P.M  
Solon Township Hall  
9191 S. Kasson St., Cedar, MI 49621

DRAFT

MINUTES

**1. Call to Order**

**2. Pledge of Allegiance**

Supervisor Jim Lautner called the meeting to order at 7:00 PM. with the recitation of the Pledge of Allegiance.

Board members present: Supervisor Jim Lautner, Treasurer Joan Gauthier, Clerk Shirley Mikowski, Trustee Steve Yoder and Trustee Pat Deering.

Guests present: Nancy Popa, Judy Janosik, Charlie Smith, Karen Smith, Mary Taylor, Dale Gauthier and Tim Cypher/ZA.

**3. Approval of Agenda**

Motion by Joan Gauthier and seconded by Shirley Mikowski to approve the agenda as presented. Motion carried 5-0.

**4. Approval of Minutes**

Motion by Joan Gauthier and seconded by Steve Yoder to approve the August 11, 2022 regular meeting minutes as written. Motion carried 5-0.

**5. Public Comment**

Nancy Popa is a member of the Lake Leelanau Lake Association Board and is the Chair for the Aquatic Invasive Species Prevention Committee. Mrs. Popa presented the Aquatic Invasive Species Prevention Strategy last month that would cost approximately \$52,000.00. The majority of the cost would pay for a high pressured boat wash station. Mrs. Popa addressed Kelly Claar's concerns of an annual fee of \$1,000.00 to upgrade the software, but Mrs. stated there is no software. The committee is working to develop an Interlocal Agreement with all the townships involved to pay for the yearly maintenance cost. Solon Township will not be solely responsible for the maintenance costs.

**6. Correspondence**

- The FOIA received from Daniel Hartman has been completed.

**7. Treasurer's Report/Authorization for Payment of Vouchers:**

Huntington Bank Checking \$165,876.75, ARPA Funds included in checking: \$116,581.12, Available in Checking Account: \$49,295.63, Huntington Bank General Savings \$202,818.44, Total Funds Available: \$252,114.07, Huntington Bank Road Improvement Fund \$10,344.50, Huntington Bank Fire Fund CD \$42,711.90, Huntington Bank Fire Fund Savings \$37,674.48, Total Fire Sinking \$80,386.38, Huntington Bank Sidewalk Fund \$13,285.55, Huntington Bank Cedar River Marina Project \$24,243.22, Total other Township Funds Available: \$128,259.65. Total Current Assets: \$380,373.72, Parks and Recreation \$8,656.70. Voucher #'s 14646-14681 were submitted for payment. Motion by Steve Yoder and seconded by Joan Gauthier to accept the Treasurer's report and pay vouchers as presented. Motion carried 5-0.

**8. Committee Reports:**

Steve Yoder reported on the Planning Commission meeting held on Tuesday, September 6, 2022. Six board members and 13 guests were present. Lisa Rossi was excused. Lisa Rossi has resigned from the Planning Commission with the October 2022 meeting being her last.

- A Public Hearing was held for Renee Spalding and Michael Lemcool who purchased the building that formerly housed Pleva's Meat Market to change use to an office for Lemcool's Heating and Cooling. It was approved unanimously.
- Worked on PUD's the remainder of the meeting.
- It was approved to send a proposed amended Future Land Use map to Leelanau County.

Joan Gauthier thought all of Kasson Street was not commercial, but it is. The Planning Commission is proposing to make everything commercial south of the tennis courts.

The Parks and Recreation Committee did not meet in August.

Zoning Administrator Written Report is attached.

## **9. Unfinished Business**

### **A. Township Hall/Repairs**

There was nothing to report.

### **B. Parks**

#### **1. Recycling Site**

##### **a. Cameras/Contract**

Joan Gauthier said there is a lot of junk that is being left at the recycling site. Jim Lautner said he has not heard from Trudy Galla and has not received official paperwork for Solon Township to extend the recycling agreement for one year. An email was received from Ray Pleva prior to tonight's meeting stating they are moving forward with a meeting for the new recycling site in Cedar. Tim Cypher/ZA said Robyn Schmidt from EGLE has made it pretty clear that the property proposed for the new recycling site is wetlands and expanding the property with fill will take some time.

### **C. Fire Department**

#### **1. Strategic Plan**

There was no report, and the Strategic Plan was approved at the last meeting and will be removed from the agenda.

### **D. Cedar River Project**

#### **1. Buoys**

An email was received from Ray Pleva prior to tonight's meeting stating they are waiting on the Leelanau Conservancy for feedback on the buoy project and for the total river project. They want to apply for the DNR buoy grant and no wake signs.

### **E. Zoning Ordinance**

Tim Cypher/ZA said he has been working with the township attorney, David Bieganowski, on Article 19, the Landscape and Buffering Standards to tighten up the language. The township board can make changes if they find it too strict. It is recommended the Planning Commission remain the recommending board. They worked on the subjective language and introduced waiver language. The present Zoning Ordinance has a half page for landscaping and the proposed Ordinance has twelve pages. Mr. Cypher asked the township board to not penalize the whole ordinance.

- Jim Lautner and Joan Gauthier still have questions with Article 19. Melinda Lautner has looked at both Elmwood and Long Lake Township Ordinances and neither have anything to compare it to.
- Steve Yoder knows Article 19 is complex but the waivers give us a good pass.
- Joan asked about preexisting, and Mr. Cypher said everything can be waived.
- Pat Deering said he is confused because the last discussion said it would be grandfathered in. Mr. Cypher said the grandfather status will hold weight. All these decisions would come back to the township board.
- Joan asked why Lemcool's had to get a Special Land Use Permit when the property was already zoned commercial. It was because of the type of use. It went from retail grocery store use to a commercial contractor's office. They will not be allowed to have large vehicles parked there overnight.

- Pat noted that Article 19 would not allow loading and unloading, but again that can be waived.
- Joan said the township board was blasted with the Robinson rezoning request. Mr. Cypher noted anything can go under a referendum and some people would call it spot zoning. Mr. Cypher noted that zoning is not for the faint of heart and the public wants to know and be heard.
- Jim recommended approving the Zoning Ordinance excluding Article 19.
- Joan asked about Bed & Breakfast where they are not allowed to have kitchens. Mr. Cypher said you can have a kitchen; just not in the individual bedrooms. A Bed & Breakfast is even allowed in accessory buildings, but must be owner occupied.

Motion by Joan Gauthier and seconded by Shirley Mikowski to approve the Zoning Ordinance draft date of March 1, 2022 excluding Article 19 with all errors corrected prior to publication. Motion carried 5-0.

#### **F. Drainage District**

Jim Lautner said the meeting that was scheduled for Monday, August 15, 2022 from 9:00A.M. – 5:00 P.M. was cancelled at 9:02 A.M. that morning. There was a letter sent to the landowners dated August 10, 2022 that the bids came in too high (see attached).

#### **G. Boat Wash Station/Cedar River**

Nancy Popa is a member of the Lake Leelanau Lake Association Board and is the Chair for the Aquatic Invasive Species Prevention Committee gave an update from last month. There will be a meeting in October for the supervisors and will begin drafting an interlocal agreement. Jim Lautner said he would be unable to attend because it will be held during the day. Mrs. Popa asked if someone else from the board could attend.

Joan Gauthier asked about the Lake Leelanau Lake Association. It currently represents approximately 500 households and has a full time secretary.

Mrs. Popa said her husband was the Project Manager when the boat wash station was put at the Narrows. He also did all of the plumbing which saved a lot of money.

Tim Cypher/ZA asked if there are any grants available and who will take care of the maintenance. Mrs. Popa said she looked into a grant through EGLE and there are none for boat wash stations. The Lake Leelanau Lake Association is considering hiring someone part time to maintain the boat wash stations.

Mrs. Popa reiterated that the boat wash station needs to be at the Cedar River for this to prevent the growth of the Eurasian water milfoil. Solon Township will not have to burden all of the cost. This is where the Interlocal Agreement with the participating townships will agree to contribute to pay for the maintenance costs. The Lake Leelanau Lake Association will be spending \$300,000.00 this year.

#### **10. New Business**

##### **A. L-4029**

Motion by Joan Gauthier and seconded by Shirley Mikowski to approve the Allocated Operational Millage amount of 0.5632 to be levied December 1, 2022. Motion carried 5-0

#### **11. Public Comment**

There was none.

#### **12. Announcements**

Shirley Mikowski said she is in need of Republicans to work the election. They must be residents of Leelanau County.

#### **13. Adjournment**

Motion by Joan Gauthier and seconded by Shirley Mikowski to adjourn the meeting. Motion carried 5-0. The meeting was adjourned at 8:17 P.M.

Respectfully submitted,  
Shirley I. Mikowski/Solon Township Clerk

# SOLON TOWNSHIP ZA'S MONTHLY PERMIT SUMMARY

PERIOD: AUGUST 2022

DATE	PERMIT #	NAME	USE	RECEIPT	CK.#	AMOUNT
8/13/2022	LUP 22-27	SCHAUB	LAND USE	202227	5527	\$ 150.00
010-031-007-00	2104 E. TRAVERSE HWY.	ACCESSORY BUILDING			3,000 S.F.	
8/31/2022	LUP 22-28	KASBEN	LAND USE	202228	9245	\$ 165.00
010-018-009-00	2050 E. KASBEN ROAD	NEW SINGLE FAMILY DWELLING ATT. GARAGE			TREAS. HAS	
					3067 S.F.	

TOTAL \$ 315.00

SIGNED:

Timothy A. Cypher

DATE:

9/8/2022

TIMOTHY A. CYPHER  
SOLON TOWNSHIP ZONING ADMINISTRATOR  
231-360-2557  
[TIM@ALLPERMITS.COM](mailto:TIM@ALLPERMITS.COM)



## LEELANAU COUNTY DRAIN COMMISSION

Steve Christensen, *Drain Commissioner*

8527 E. Government Center Dr., Suite #205, Suttons Bay, MI 49682 ▪ 231-256-9783  
www.leelanau.gov ▪ [schristensen@leelanau.gov](mailto:schristensen@leelanau.gov)

August 30, 2022

Mr. James Lautner, Supervisor  
Solon Township Board  
9191 S. Kasson St.  
Cedar, MI 49621

Re: Lake Bluffs Drainage District Bid

Dear Mr. Lautner and Solon Township Board:

I am enclosing a copy of the correspondence that was sent to the landowners of the Lake Bluffs Drainage District.

I am also looking into how other drain commissioners apportion costs to the various entities, such as the township, Leelanau County and the Road Commission, as well as the landowners in the district, villages and MDOT.

I need to see how the "new petition districts" are handled. The costs to initiate a new district are considerably higher than a petition to just assess for maintenance for an existing district.

The goal is to have equitable projects for the property owners and the residents of Leelanau County.

Sincerely,

Steve Christensen  
Leelanau County Drain Commissioner

Encl.  
cc: Brian Cenci, PE - GEI Consultants, Inc.



## LEELANAU COUNTY DRAIN COMMISSION

Steve Christensen, *Drain Commissioner*

8527 E. Government Center Dr., Suite #205, Suttons Bay, MI 49682 ▪ 231-256-9783  
[www.leelanau.gov](http://www.leelanau.gov) ▪ [schristensen@leelanau.gov](mailto:schristensen@leelanau.gov)

August 10, 2022

Property Owner

RE: Lake Bluffs Drain, Storm Sewer Improvement Project Bid

Greetings:

After close and careful consideration, I have rejected the bid from Elmer's for the Lake Bluffs Drain project. By law, if the Day of Review of Apportionments is not held within 30 days of the bid opening (which was on July 15<sup>th</sup>) then I am required to re-bid the project. I did not reschedule the Day of Review because I need more time to continue dialogue and work on a general framework for how to handle the assessments with the County and the various municipalities involved with these petitioned drain projects. It is my hope that by taking some more time to develop a standard method of practice for dealing with the assessments and apportioning costs on this project and others that I am working on, that the end result will be a more equitable project for the property owners within the Lake Bluffs Drainage District and residents of Leelanau County.

I will be looking to rebid in the near future and at that point I anticipate accepting a bid. It is likely that the timing for the construction work would still be done in 2023. Please be aware that there is no guarantee that a rebid project will come in at a lower cost; however, myself and the engineer are looking at the project for any potential modifications that could simplify the work, reduce the scope or lower the overall cost, without compromising the integrity and quality of the end product. The road is in desperate need to be paved and the stormwater runoff from it must be collected and managed in a very straight forward plan that we've come up with. Yes, this project is going to be expensive, but it needs to be done.

Sincerely,

Steve Christensen  
Leelanau County Drain Commissioner

cc: Brian Cenci, PE – GEI Consultants, Inc.